

**GBH FARM 52+/- ACRES
PALESTINE, ANDERSON COUNTY, TX
OFFERED \$1,479,500**

Property Description:

Welcome to GBH Farm, a stunning 52-acre working cattle ranch ideally located in the rolling countryside of East Texas. Set on sandy soils with beautiful views of native pastures, woodlands, and wet-weather creeks, this property offers the perfect blend of functional ranching, refined living, and peaceful recreation. Only 7 miles south of Palestine and about 2 hours southeast of downtown Dallas, the farm offers easy access to both town amenities and major metro conveniences.

This meticulously maintained property features two separate residences, each with its own private entrance—along with extensive ranch improvements, barns, fenced pastures, and recreational trails. The mix of open land, woods, and a picturesque pond creates a landscape that's both productive and breathtaking.

Location:

Ideally positioned just north of Palestine and 33 miles south of Athens, GBH Farm sits along the south side of FM 323, with approximately 1,600 feet of paved road frontage.

- Primary Home: 5624 E. FM 323, Anderson County, TX
- Guest Home: 5730 E. FM 323, separate gated entrance

Primary Residence – 5624 E. FM 323 -Arrive through a solar-powered, code-access gate and follow the tree-lined drive to a beautifully remodeled 2,100 sq. ft. one-story brick and siding home topped with a seamless metal roof.

Inside, the open-concept layout is ideal for entertaining. The spacious kitchen boasts a large island, double farm sink, stainless steel appliances, built-in cabinetry, and abundant storage. Both the indoor and outdoor kitchens are fueled by propane for convenience. The adjoining great room features wood ceilings, wainscoting, and easy access to a full bath with a classic claw-foot tub and nearby utility room.

The primary suite includes a large walk-in closet, dual vanities, and a tiled shower, all overlooking the landscaped yard. Two guest bedrooms and a cozy study/sunroom complete the layout. Hardwood flooring accents the main living areas, while the bedrooms feature plush carpeting.

Outdoors, enjoy several inviting patios, a resort-style swimming pool with an in-pool table and sun deck, and a fully equipped outdoor kitchen—ideal for entertaining family and friends. The manicured lawns, irrigated Saint Augustine grass, and stately oak trees (including one with a classic rope swing) create a serene, park-like setting.

A two-car carport with a metal roof and concrete flooring doubles as a covered pavilion overlooking the pool for gatherings or events.

Horse Barn & Working Facilities

Situated near the main home, the horse barn features 3 stalls with turnout runs, a tack and feed room, and a large shop area suitable for equipment storage or parties. The barn also includes a covered porch for relaxing and watching horses or livestock, and it's connected to a backup generator for seamless operation during outages.

The property holds an agricultural exemption with established cattle pastures and hay fields. Water troughs service each stall, turnout, and pasture. The well-designed working pens include a squeeze chute, and the entire property is fenced with Stay-Tuff Net wire, and includes pipe cattle working pens, a Cowco squeeze chute, palpation cage, and In-Alley Tru-Test digital scales. A full list of upgrades is available upon request. A fenced vegetable garden provides fresh produce right at home.

Nearby is an old frame house, believed to be over a century old and in poor condition; it is included but given no contributory value.

Close to the main home are equipment and hay sheds, storage buildings, and several loafing sheds strategically located throughout the turnouts for livestock protection.

Water is supplied by Walston springs co-op, with lines extended to each stall, pasture, and turnout for automatic filling troughs. The farm also includes a pond near the house and a scenic seasonal creek that winds through the wooded western boundary.

Guest Residence – 5730 E. FM 323

Accessible via its own gated entrance, the guest home sits just a few hundred yards from the primary residence. This 2,000 sq. ft., single-story brick home features 3 bedrooms, 2 baths, and a spacious, open-concept kitchen with island overlooking the living and dining areas. Additional features include a separate laundry room, game room/man cave, and a detached 3-car carport with attached shop, all covered by a metal roof. The backyard offers fenced vegetable gardens, ideal for those who enjoy outdoor living and self-sufficiency.

Recreation, Wildlife, and Land

With its combination of pasture, woods, and trails, GBH Farm offers exceptional recreational opportunities for horseback riding, hiking, and wildlife observation. Hunters will appreciate the presence of blinds and the abundance of deer and small game that roam the creeks and wooded draws. Nearby lakes—Lake Palestine and Richland Chambers Reservoir—provide additional opportunities for fishing and water sports.

The property's gently rolling terrain and well-maintained pastures create a private, park-like setting. The mixture of scenic open fields, shaded groves, and natural water features capture the essence of East Texas country living.

**Listed exclusively by David Burgher and Harlan Ray with Briggs Freeman
Sotheby's International Realty.**

For more information call David at (214) 213-8715 or Harlan at (214) 908-7770

Broker must register prospects at first contact.

Buyers/Prospects may be asked for proof of funds prior to scheduling a showing.